

## REQUEST FOR PROPOSAL

# LORETTO HEIGHTS BRANCH

#### PROJECT PREMISE

The Loretto Heights Campus in south Denver is experiencing a large-scale revitalization—new housing projects are being constructed, old buildings are being renovated, pocket parks are popping up, and new businesses are moving in. The renovation of Colorado Heights University is bringing in over \$500 million in construction work, including the new student union, street improvements, and a large public park. Even with all these improvements, there are still many public resources lacking in the surrounding neighborhood. The Loretto Heights Campus has identified a site for a sorely missing amenity: a public library.

#### PROJECT GOALS

Redevelop the Loretto Heights site, incorporating the character and spirit of the surrounding neighborhood, while providing for the needs of both the local residents and the broader regional

community. Development should focus on connecting people with natural environments and building community. Overall, the Loretto Heights Branch Nature Library should be inviting, pedestrian-friendly, safe, and sustainable. The building should be functional, constructable, ideadriven, and aesthetically interesting. The buildings and site should work together to create a cohesive environment for learning and collaboration.





#### BUILDING AND SITE PROGRAM

pproximate.

| The                    | Nature Library needs to include the following elements. Squa   | are footages (S.F.) are a |
|------------------------|--|---------------------------|
| BUILDING (1-2 Stories) |  | ~32,000 S.F.              |
| Ма                     | in Library Spaces  |                           |
| •                      | Lobby, with seating and self book checkout   | ~500 S.F.                 |
| •                      | Main Library Floor, with display shelves, book checkout counter, flexible seating, and children reading area | ~6,000 S.F.               |
|                        | Library Stacks, with shelving  | ~4,000 S.F.               |
|                        | Magazine and Newspaper Room  | ~500 S.F.                 |
| •                      | Media Library, with shelving, TVs, and audio booth   | ~500 S.F.                 |
| •                      | <u>Computer Lab</u> , with several computer stations, laptop computer stations, and flexible seating         | ~1,500 S.F.               |
| <u>Opt</u>             | ional Feature Spaces   |                           |
| •                      | Small Cafe, with counter, seating, and storage   | ~500 S.F.                 |
| ٠                      | Nature Lab, with conference table, material storage, and computer stations                                   | ~1,500 S.F.               |
| ٠                      | Makers Lab, with material storage and computer stations  | ~1000 S.F.                |
| Gat                    | hering Spaces  |                           |
| •                      | Conference Room, 2-4 total   | ~500 S.F. each            |
| •                      | Study / Huddle Room, with table, 6-8 total   | ~250 S.F. each            |
| •                      | Classroom, with table, 2-3 total   | ~500 S.F. each            |
| <u>0pe</u>             | erational  |                           |
| ٠                      | Book Return and Sorting Room, with shelving and storage  | ~1,500 S.F.               |
| ٠                      | Staff Office, 3-4 total  | ~250 S.F. each            |
| ٠                      | Restrooms  | ~250 S.F.                 |
| •                      | Circulation and Storage  | ~5,000 S.F.               |
| •                      | Associated furniture and lighting for all spaces   |                           |
| Site                   | <u>)</u>   |                           |
| Rec                    | uired Site Components  | Acres 10                  |
| •                      | Vehicle Parking, 35 spaces   | The second                |
| •                      | Bike Parking, 20 spaces  |                           |
| •                      | Site Landscaping   | the solution              |
| •                      | Site Grading and Drainage  |                           |
| •                      | Site Circulation, for pedestrians, bikes, and vehicles   |                           |
| <u>Opt</u>             | ional Site Components  | -                         |



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ACE MENTOR PROGRAM OF COLORADO ARCHITECTURE CONSTRUCTION ENGINEERING

Outdoor Classroom

Courtyard, with seating

Outdoor Exploration and Play

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#### DELIVERABLES

Design Plans: Each team needs to develop the following plans.

- Public Outreach Plan
- Overall Site Plan
- <u>Architecture Plan</u>
- <u>Construction Budget / Cost Estimate</u>

Exhibits: Develop at least two of the following exhibits.

- Building Elevations or Site Sections
- Interior Concept Imagery Board
- Mechanical Exhibit
- <u>Structural Exhibit</u>
- Landscape Plan
- Plant Image Board
- <u>Construction Schedule</u>
- Site Staging Plan



#### FINAL PRESENTATION

#### How to Communicate Your Work

Choose the methods that work best to tell the story of your design.

- Physical models
- Computer models
- Hand renderings
- Computer renderings
- Elevations and site sections
- Diagrams

### Presentation

Provide a final verbal presentation of the project scope, including chosen project deliverables.

- All students are encouraged to participate in the presentation, approximately 10 minutes long or less.
- The presentation should use a digital presentation or display boards showing design plans and exhibits.
- Tell your project's story: describe the proposed project and show the project design features to the project client, city permit reviewers, and interested public.



#### DELIVERABLE DESCRIPTIONS

#### Design Plans:

#### Public Outreach Plan

- Develop a communication and outreach strategy to engage residents and business owners near the site.
- Identify how you'll get community feedback, possible positive and negative impacts the development could have on residents, and their hopes for the development.

#### Overall Site Plan

• Show the entire site with the building's first floor layout, outdoor improvements, proposed utilities, and site topography (with high and low points labeled).

#### Architecture Plan

• Provide each building floor layout showing labeled rooms, circulation, structural walls, and columns.

#### Construction Budget / Cost Estimate

- Using the cost estimate template provided below, determine how much your design will cost to build.
- Break down your design into the smaller parts listed and multiply by the unit cost (e.g. each tree equals \$900).

#### Exhibits:

#### **Building Elevations or Site Sections**

- Building elevations show the individual faces of a building, and site sections slice through a site to show the heights of site features and how they relate to each other.
- Provide building elevations (one of which must be your main building entrance) or create site sections that cross through your building and other important site features.

#### Interior Concept Imagery Board

- Show the combination of materials you want to use in your interior design.
- This collage of images can include, but is not limited to, colors, flooring materials, wall texture, hardware, fabrics, furniture, appliances, art, and indoor plants.

#### Mechanical Exhibit

• With the provided worksheets, do a load calculation for your building.

#### Structural Exhibit

• Provide a load plan for at least one building floor. Show different area loads based on the architectural layout.



#### Landscape Plan

• Shows all outdoor improvements to your site, including gathering spaces, plazas, trees, lawns, landscape beds, and grasslands.

#### Construction Schedule

- Develop a schedule for the construction of your design.
- Consider the tasks that need to be performed and how long each task will take to complete.
- Order these tasks in a way that allows the project to be built correctly in the shortest amount of time.

#### Plant Image Board

• Show images and names of the plants you're proposing for your landscape design.

#### Site Staging Plan

• Develop a plan for how the site will function during construction. The plan requires locations of site entrances, areas for material storage, worker parking, and a path for truck deliveries.